

HOUSING NOW

Trois-Rivières CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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Trois-Rivières housing starts in the second quarter of 2012

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts posted a gain in the second quarter of 2012 in relation to the corresponding

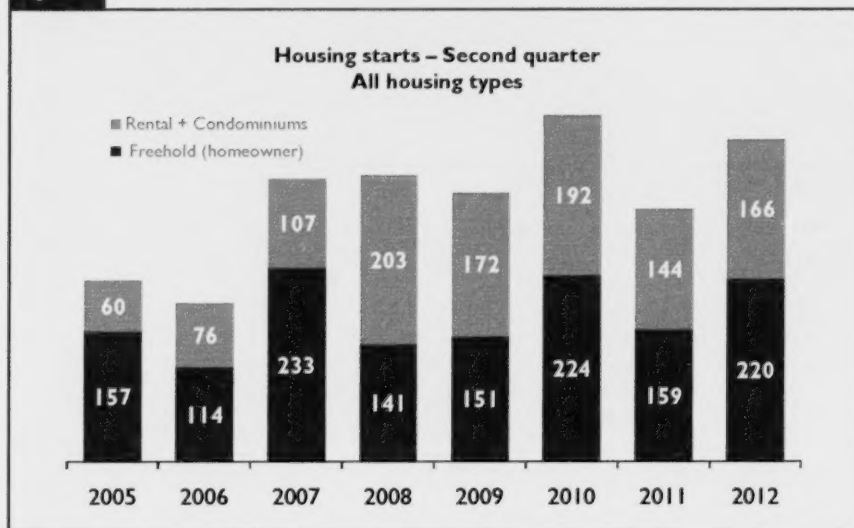
period in 2011. In all, 386 dwellings were started from April to June 2012, compared to 303 a year earlier.

With the exception of rental housing (-11 per cent), all market segments registered increases in activity: freehold homes* (+38 per cent) and condominiums (+64 per cent). Like in the first quarter, the hike recorded this past quarter was attributable to significant condominium activity.

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Figure 1



Source : CMHC

* Freehold homes refer to dwellings where the owner also holds the title of ownership to the land.

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Despite a sluggish job market, the favourable financing conditions are boosting residential construction.

The mid-year results revealed that the residential construction market is still on a roll. In fact, 565 starts were enumerated from January to June 2012, in comparison with 416 during the corresponding period a year earlier.

As in the second quarter, the greater increase observed during the first half of the year was attributable to the condominium segment, which registered a considerable hike (with 177 starts, versus 50 in the first six months of 2011). Freehold home building was also strong, with a gain of 38 per cent.

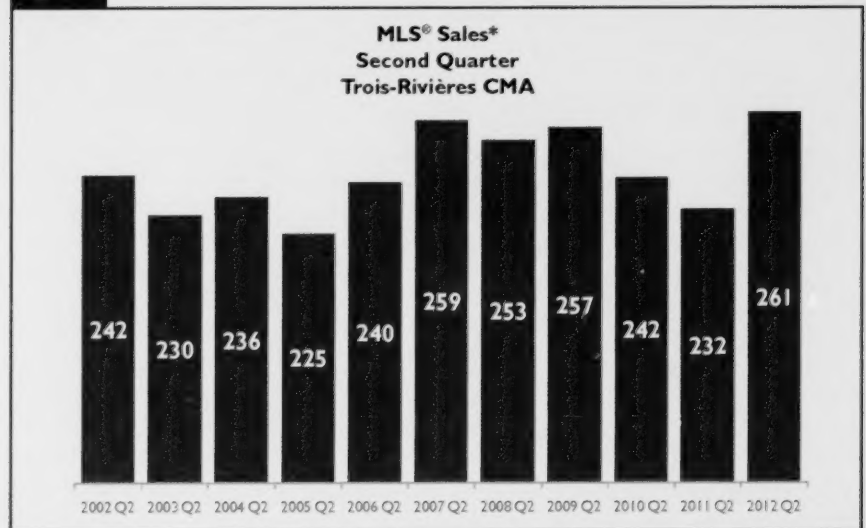
Lastly, as in previous quarters, rental housing construction recorded a drop (-27 per cent). In response to the easing of the rental market since 2009, the production of units for rental clients has fallen in the CMA.

In the agglomeration of Shawinigan, 107 dwellings got under way in the first half of the year, compared to 80 during the corresponding period in 2011. In La Tuque, activity remained stable, as 4 starts were enumerated in the first six months of the year.

Sales rise in the second quarter

The resale market stayed strong in the second quarter. According to data from the Quebec Federation of Real Estate Boards (QFREB), sales of residential properties¹ registered an increase of 10 per cent between the period from April to June 2011 and the corresponding period

Figure 2



Source : QFREB by Centris®

Calculations : CMIHC

* Smoothed data: average for the last four quarters to reduce strong variations from one quarter to another and give a clearer trend

this year. The still very favourable financing conditions and a greater choice of properties for sale in the Trois-Rivières area gave a boost to the resale market. In all, 308 homes changed hands in the second quarter, compared to 281 during the corresponding quarter in 2011.

On the supply side, listings continued to increase. In fact, the number of homes with "For Sale" signs rose and reached 739 at the end of the second quarter, up from 676 at the same time in 2011. This level of listings reflected a gradual easing trend, and the last time a comparable volume was observed dates back to the fourth quarter of 2001. The rise in sales in the second quarter offset this growth in supply, however, such that the seller-to-buyer ratio remained stable, at 7.2 to 1². This ratio continued to favour sellers but has been progressively tipping

over to balanced territory, with the ball gradually moving away from the seller's court.

These less tight market conditions brought about less significant price increases. As a result, in the second quarter of 2012, the average price of residential properties reached \$161,632 in the Trois-Rivières CMA, up by 3.5 per cent over the corresponding quarter in 2011.

The mid-year results revealed a 12-per-cent rise in sales. In fact, 611 sales were registered from January to June 2012, in comparison with 548 during the corresponding period a year earlier. Over the same period, the average price of residential properties reached \$159,351, for an increase of 0.2 per cent over the first six months of 2011 (\$158,956).

¹ Total residential sales.

² The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.

Trends, transitions and new realities

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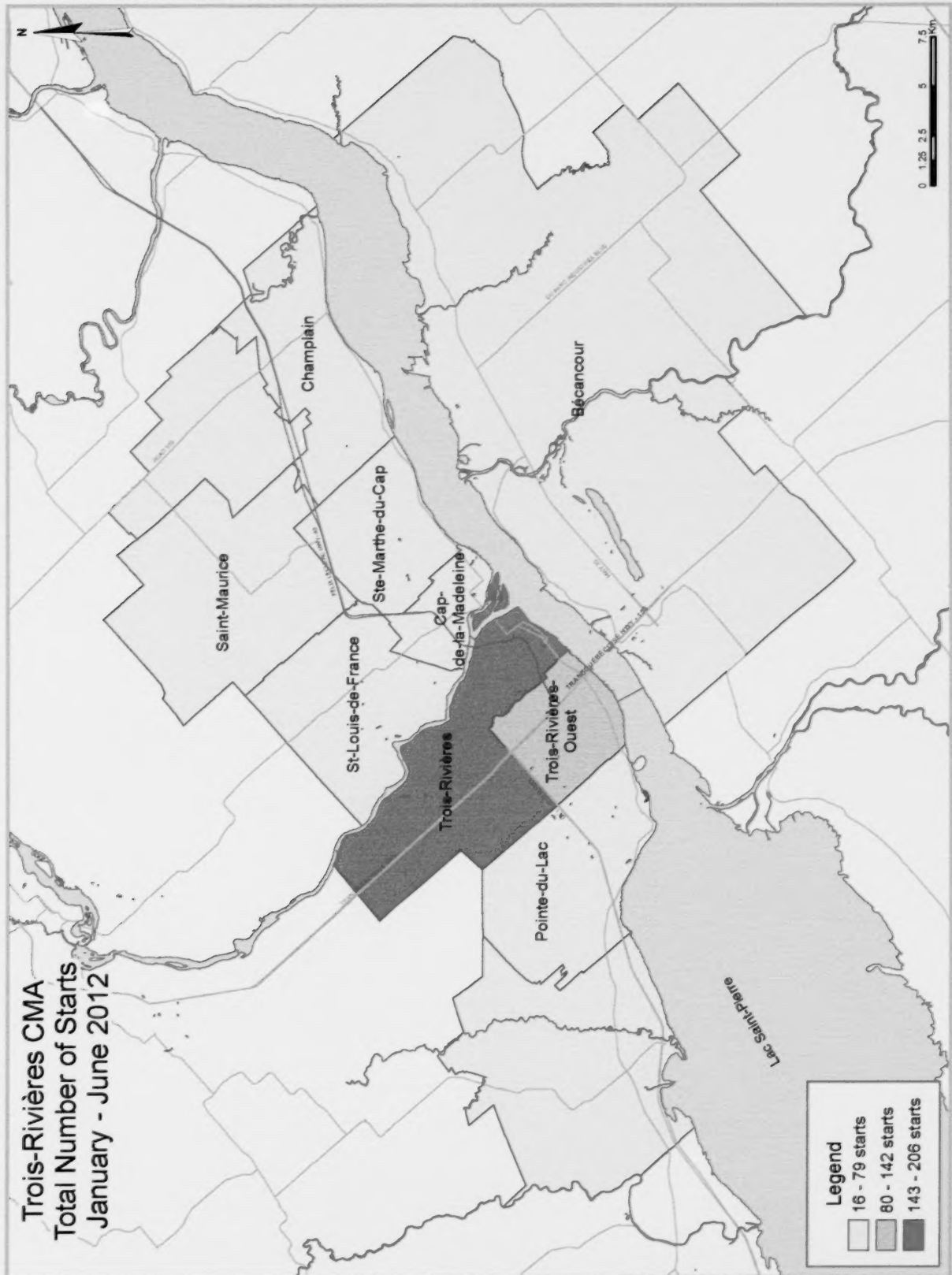
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HOUSING NOW REPORT TABLES

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SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Trois-Rivières CMA
Second Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q2 2012	125	84	11	0	0	82	0	84	386
Q2 2011	113	38	8	0	0	50	0	94	303
% Change	10.6	121.1	37.5	n/a	n/a	64.0	n/a	-10.6	27.4
Year-to-date 2012	155	98	11	0	0	177	0	124	565
Year-to-date 2011	138	46	8	0	0	50	0	171	413
% Change	12.3	113.0	37.5	n/a	n/a	**	n/a	-27.5	36.8
UNDER CONSTRUCTION									
Q2 2012	76	104	7	0	0	92	0	143	422
Q2 2011	66	56	8	0	0	54	0	629	813
% Change	15.2	85.7	-12.5	n/a	n/a	70.4	n/a	-77.3	-48.1
COMPLETIONS									
Q2 2012	83	48	8	0	0	107	0	158	404
Q2 2011	69	34	2	0	0	24	0	145	274
% Change	20.3	41.2	**	n/a	n/a	**	n/a	9.0	47.4
Year-to-date 2012	106	76	8	0	0	181	0	242	613
Year-to-date 2011	106	48	2	0	0	24	0	182	362
% Change	0.0	58.3	**	n/a	n/a	**	n/a	33.0	69.3
COMPLETED & NOT ABSORBED									
Q2 2012	19	33	0	0	0	39	0	253	344
Q2 2011	14	25	0	0	0	28	0	56	123
% Change	35.7	32.0	n/a	n/a	n/a	39.3	n/a	**	179.7
ABSORBED									
Q2 2012	83	51	10	0	0	90	0	93	327
Q2 2011	81	42	2	0	0	19	0	155	299
% Change	2.5	21.4	**	n/a	n/a	**	n/a	-40.0	9.4
Year-to-date 2012	104	70	10	0	0	162	0	178	524
Year-to-date 2011	110	55	2	0	0	23	0	179	369
% Change	-5.5	27.3	**	n/a	n/a	**	n/a	-0.6	42.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Centre									
Q2 2012	62	64	11	0	0	68	0	32	237
Q2 2011	49	20	0	0	0	42	0	60	171
Remainder of the CMA									
Q2 2012	63	20	0	0	0	14	0	52	149
Q2 2011	64	18	8	0	0	8	0	34	132
Trois-Rivières CMA									
Q2 2012	125	84	11	0	0	82	0	84	386
Q2 2011	113	38	8	0	0	50	0	94	303
UNDER CONSTRUCTION									
Centre									
Q2 2012	38	78	7	0	0	78	0	99	300
Q2 2011	27	36	2	0	0	46	0	543	654
Remainder of the CMA									
Q2 2012	38	26	0	0	0	14	0	44	122
Q2 2011	39	20	6	0	0	8	0	86	159
Trois-Rivières CMA									
Q2 2012	76	104	7	0	0	92	0	143	422
Q2 2011	66	56	8	0	0	54	0	629	813
COMPLETIONS									
Centre									
Q2 2012	39	34	6	0	0	63	0	120	262
Q2 2011	32	20	0	0	0	12	0	99	163
Remainder of the CMA									
Q2 2012	44	14	2	0	0	44	0	38	142
Q2 2011	37	14	2	0	0	12	0	46	111
Trois-Rivières CMA									
Q2 2012	83	48	8	0	0	107	0	158	404
Q2 2011	69	34	2	0	0	24	0	145	274

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Centre									
Q2 2012	8	23	0	0	0	24	0	240	295
Q2 2011	9	17	0	0	0	14	0	31	71
Remainder of the CMA									
Q2 2012	11	10	0	0	0	15	0	13	49
Q2 2011	5	8	0	0	0	14	0	25	52
Trois-Rivières CMA									
Q2 2012	19	33	0	0	0	39	0	253	344
Q2 2011	14	25	0	0	0	28	0	56	123
ABSORBED									
Centre									
Q2 2012	42	42	6	0	0	55	0	51	196
Q2 2011	38	26	0	0	0	7	0	116	187
Remainder of the CMA									
Q2 2012	41	9	4	0	0	35	0	42	131
Q2 2011	43	16	2	0	0	12	0	39	112
Trois-Rivières CMA									
Q2 2012	83	51	10	0	0	90	0	93	327
Q2 2011	81	42	2	0	0	19	0	155	299

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Centre	62	49	64	20	3	0	108	102	237	171	38.6
Trois-Rivières	21	18	38	8	3	0	56	28	118	54	118.5
Trois-Rivières-Ouest	14	12	22	12	0	0	38	38	74	62	19.4
Cap-de-la-Madeleine	27	19	4	0	0	0	14	36	45	55	-18.2
Remainder of the CMA	63	64	20	18	0	0	66	50	149	132	12.9
Bécancour	28	22	6	2	0	0	8	0	42	24	75.0
Champlain	5	0	0	0	0	0	0	0	5	0	n/a
Pointe-du-Lac	8	9	4	2	0	0	18	38	30	49	-38.8
St-Louis-de-France	5	6	2	4	0	0	6	8	13	18	-27.8
Sainte-Marthe-du-Cap	3	7	8	10	0	0	34	4	45	21	114.3
Saint-Maurice	14	20	0	0	0	0	0	0	14	20	-30.0
Trois-Rivières CMA	125	113	84	38	3	0	174	152	386	303	27.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centre	77	60	74	26	3	0	219	171	373	257	45.1
Trois-Rivières	27	22	44	10	3	0	132	54	206	86	139.5
Trois-Rivières-Ouest	16	15	22	16	0	0	57	64	95	95	0.0
Cap-de-la-Madeleine	34	23	8	0	0	0	30	53	72	76	-5.3
Remainder of the CMA	78	78	24	20	0	0	90	58	192	156	23.1
Bécancour	34	28	6	2	0	0	8	0	48	30	60.0
Champlain	5	0	0	0	0	0	12	0	17	0	n/a
Pointe-du-Lac	15	12	6	2	0	0	18	42	39	56	-30.4
St-Louis-de-France	5	6	2	4	0	0	18	8	25	18	38.9
Sainte-Marthe-du-Cap	3	8	10	12	0	0	34	8	47	28	67.9
Saint-Maurice	16	24	0	0	0	0	0	0	16	24	-33.3
Trois-Rivières CMA	155	138	98	46	3	0	309	229	565	413	36.8

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centre	3	0	0	0	76	42	32	60
Trois-Rivières	3	0	0	0	56	0	0	28
Trois-Rivières-Ouest	0	0	0	0	16	38	22	0
Cap-de-la-Madeleine	0	0	0	0	4	4	10	32
Remainder of the CMA	0	0	0	0	14	16	52	34
Bécancour	0	0	0	0	8	0	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	4	18	34
St-Louis-de-France	0	0	0	0	6	8	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	4	34	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	3	0	0	0	90	58	84	94

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centre	3	0	0	0	159	42	60	129
Trois-Rivières	3	0	0	0	116	0	16	54
Trois-Rivières-Ouest	0	0	0	0	29	38	28	26
Cap-de-la-Madeleine	0	0	0	0	14	4	16	49
Remainder of the CMA	0	0	0	0	26	16	64	42
Bécancour	0	0	0	0	8	0	0	0
Champlain	0	0	0	0	0	0	12	0
Pointe-du-Lac	0	0	0	0	0	4	18	38
St-Louis-de-France	0	0	0	0	18	8	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	4	34	4
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	3	0	0	0	185	58	124	171

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centre	137	69	68	42	32	60	237	171
Trois-Rivières	62	26	56	0	0	28	118	54
Trois-Rivières-Ouest	40	24	12	38	22	0	74	62
Cap-de-la-Madeleine	35	19	0	4	10	32	45	55
Remainder of the CMA	83	90	14	8	52	34	149	132
Bécancour	34	24	8	0	0	0	42	24
Champlain	5	0	0	0	0	0	5	0
Pointe-du-Lac	12	15	0	0	18	34	30	49
St-Louis-de-France	7	10	6	8	0	0	13	18
Sainte-Marthe-du-Cap	11	21	0	0	34	0	45	21
Saint-Maurice	14	20	0	0	0	0	14	20
Trois-Rivières CMA	220	159	82	50	84	94	386	303

Table 2.5: Starts by Submarket and by Intended Market
January - June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centre	162	86	151	42	60	129	373	257
Trois-Rivières	74	32	116	0	16	54	206	86
Trois-Rivières-Ouest	42	31	25	38	28	26	95	95
Cap-de-la-Madeleine	46	23	10	4	16	49	72	76
Remainder of the CMA	102	106	26	8	64	42	192	156
Bécancour	40	30	8	0	0	0	48	30
Champlain	5	0	0	0	12	0	17	0
Pointe-du-Lac	21	18	0	0	18	38	39	56
St-Louis-de-France	7	10	18	8	0	0	25	18
Sainte-Marthe-du-Cap	13	24	0	0	34	4	47	28
Saint-Maurice	16	24	0	0	0	0	16	24
Trois-Rivières CMA	264	192	177	50	124	171	565	413

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Centre	39	32	34	20	0	0	189	111	262	163	60.7
Trois-Rivières	11	12	20	14	0	0	60	8	91	34	167.6
Trois-Rivières-Ouest	9	3	12	6	0	0	58	10	79	19	314
Cap-de-la-Madeleine	19	17	2	0	0	0	71	93	92	110	-16.4
Remainder of the CMA	44	37	14	14	0	0	84	60	142	111	27.9
Bécancour	25	12	4	8	0	0	34	38	63	58	8.6
Champlain	3	0	0	0	0	0	4	0	7	0	n/a
Pointe-du-Lac	4	5	2	0	0	0	0	10	6	15	-60.0
St-Louis-de-France	3	4	4	4	0	0	20	4	27	12	125.0
Sainte-Marthe-du-Cap	0	4	4	2	0	0	26	8	30	14	114.3
Saint-Maurice	9	12	0	0	0	0	0	0	9	12	-25.0
Trois-Rivières CMA	83	69	48	34	0	0	273	171	404	274	47.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centre	53	43	54	34	0	0	313	137	420	214	96.3
Trois-Rivières	16	17	30	24	0	0	142	18	188	59	218
Trois-Rivières-Ouest	14	6	20	10	0	0	76	18	110	34	215
Cap-de-la-Madeleine	23	20	4	0	0	0	95	101	122	121	0.8
Remainder of the CMA	53	63	22	14	0	0	118	71	193	148	30.4
Bécancour	27	27	4	8	0	0	34	46	65	81	-19.8
Champlain	3	0	0	0	0	0	4	0	7	0	n/a
Pointe-du-Lac	10	8	4	0	0	0	24	13	38	21	81.0
St-Louis-de-France	4	6	4	4	0	0	24	4	32	14	128.6
Sainte-Marthe-du-Cap	0	6	10	2	0	0	32	8	42	16	162.5
Saint-Maurice	9	16	0	0	0	0	0	0	9	16	-43.8
Trois-Rivières CMA	106	106	76	48	0	0	431	208	613	362	69.3

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centre	0	0	0	0	69	12	120	99
Trois-Rivières	0	0	0	0	50	0	10	8
Trois-Rivières-Ouest	0	0	0	0	13	0	45	10
Cap-de-la-Madeleine	0	0	0	0	6	12	65	81
Remainder of the CMA	0	0	0	0	46	14	38	46
Bécancour	0	0	0	0	24	12	10	26
Champlain	0	0	0	0	0	0	4	0
Pointe-du-Lac	0	0	0	0	0	2	0	8
St-Louis-de-France	0	0	0	0	20	0	0	4
Sainte-Marthe-du-Cap	0	0	0	0	2	0	24	8
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	115	26	158	145

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centre	0	0	0	0	139	12	174	125
Trois-Rivières	0	0	0	0	120	0	22	18
Trois-Rivières-Ouest	0	0	0	0	13	0	63	18
Cap-de-la-Madeleine	0	0	0	0	6	12	89	89
Remainder of the CMA	0	0	0	0	50	14	68	57
Bécancour	0	0	0	0	24	12	10	34
Champlain	0	0	0	0	0	0	4	0
Pointe-du-Lac	0	0	0	0	0	2	24	11
St-Louis-de-France	0	0	0	0	24	0	0	4
Sainte-Marthe-du-Cap	0	0	0	0	2	0	30	8
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	189	26	242	182

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competitions by Submarket and by Intended Market
Second Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centre	79	52	63	12	120	99	262	163
Trois-Rivières	31	26	50	0	10	8	91	34
Trois-Rivières-Ouest	21	9	13	0	45	10	79	19
Cap-de-la-Madeleine	27	17	0	12	65	81	92	110
Remainder of the CMA	60	53	44	12	38	46	142	111
Bécancour	29	20	24	12	10	26	63	58
Champlain	3	0	0	0	4	0	7	0
Pointe-du-Lac	6	7	0	0	0	8	6	15
St-Louis-de-France	7	8	20	0	0	4	27	12
Sainte-Marthe-du-Cap	6	6	0	0	24	8	30	14
Saint-Maurice	9	12	0	0	0	0	9	12
Trois-Rivières CMA	139	105	107	24	158	145	404	274

Table 3.5: Completions by Submarket and by Intended Market
January - June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centre	113	77	133	12	174	125	420	214
Trois-Rivières	46	41	120	0	22	18	188	59
Trois-Rivières-Ouest	34	16	13	0	63	18	110	34
Cap-de-la-Madeleine	33	20	0	12	89	89	122	121
Remainder of the CMA	77	79	48	12	68	57	193	148
Bécancour	31	35	24	12	10	34	65	81
Champlain	3	0	0	0	4	0	7	0
Pointe-du-Lac	14	10	0	0	24	11	38	21
St-Louis-de-France	8	10	24	0	0	4	32	14
Sainte-Marthe-du-Cap	12	8	0	0	30	8	42	16
Saint-Maurice	9	16	0	0	0	0	9	16
Trois-Rivières CMA	190	156	181	24	242	182	613	362

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$125,000		\$125,000 - \$149,999		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q2 2012	0	0.0	2	4.8	17	40.5	13	31.0	10	23.8	42	214,264	229,897
Q2 2011	0	0.0	2	5.3	15	39.5	11	28.9	10	26.3	38	200,000	217,658
Year-to-date 2012	0	0.0	3	5.7	19	35.8	18	34.0	13	24.5	53	216,900	230,316
Year-to-date 2011	0	0.0	2	4.7	17	39.5	12	27.9	12	27.9	43	200,000	225,239
Remainder of the CMA													
Q2 2012	7	17.9	5	12.8	15	38.5	5	12.8	7	17.9	39	170,000	190,890
Q2 2011	0	0.0	3	9.4	17	53.1	6	18.8	6	18.8	32	170,000	197,688
Year-to-date 2012	7	14.3	7	14.3	18	36.7	6	12.2	11	22.4	49	175,000	203,666
Year-to-date 2011	2	3.8	6	11.5	25	48.1	10	19.2	9	17.3	52	170,000	195,283
Trois-Rivières CMA													
Q2 2012	7	8.6	7	8.6	32	39.5	18	22.2	17	21.0	81	190,000	211,116
Q2 2011	0	0.0	5	7.1	32	45.7	17	24.3	16	22.9	70	187,500	208,529
Year-to-date 2012	7	6.9	10	9.8	37	36.3	24	23.5	24	23.5	102	195,000	217,514
Year-to-date 2011	2	2.1	8	8.4	42	44.2	22	23.2	21	22.1	95	185,000	208,842

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Second Quarter 2012**

Submarket	Q2 2012	Q2 2011	% Change	YTD 2012	YTD 2011	% Change
Centre	229,897	217,658	5.6	230,316	225,239	2.3
Trois-Rivières	218,837	250,133	-12.5	226,338	262,961	-13.9
Trois-Rivières-Ouest	288,491	--	n/a	270,358	--	n/a
Cap-de-la-Madeleine	202,960	184,158	10.2	207,909	183,450	13.3
Remainder of the CMA	190,890	197,688	-3.4	203,666	195,283	4.3
Bécancour	154,896	183,182	-15.4	166,426	175,570	-5.2
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	--	n/a	315,650	271,600	16.2
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	211,116	208,529	1.2	217,514	208,842	4.2

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 5: MLS® Residential Activity¹ for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q2 2012	235	321	514	161,920	6.6	157,907	7.3
Q2 2011	224	359	486	160,915	6.5	159,557	7.2
% Change	4.9	-10.6	5.8	0.6	n/a	-1.0	n/a
YTD 2012	480	755	526	160,398	6.6	n/a	n/a
YTD 2011	443	743	483	162,654	6.5	n/a	n/a
% Change	8.4	1.6	8.9	-1.4	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2012	23	--	101	--	--	--	--
Q2 2011	20	--	72	--	--	--	--
% Change	15.0	n/a	40.1	n/a	n/a	n/a	n/a
YTD 2012	43	--	101	137,237	14.1	n/a	n/a
YTD 2011	29	--	66	--	--	n/a	n/a
% Change	48.3	n/a	53.5	n/a	n/a	n/a	n/a
PLEX*							
Q2 2012	48	--	116	--	7.3	--	--
Q2 2011	37	--	113	--	9.1	--	--
% Change	29.7	n/a	3.0	n/a	n/a	n/a	n/a
YTD 2012	85	--	120	160,932	8.5	n/a	n/a
YTD 2011	76	--	116	151,026	9.1	n/a	n/a
% Change	11.8	n/a	3.7	6.6	n/a	n/a	n/a
TOTAL							
Q2 2012	308	445	739	161,632	7.2	157,276	8.1
Q2 2011	281	461	676	156,218	7.2	157,930	7.9
% Change	9.6	-3.5	9.4	3.5	n/a	-0.4	n/a
YTD 2012	611	1,040	756	159,351	7.4	n/a	n/a
YTD 2011	548	962	669	158,956	7.3	n/a	n/a
% Change	11.5	8.1	13.0	0.2	n/a	n/a	n/a

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹ Source: QFREB by Centris®.² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to QFREB for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2012

		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	113.6	116.4	67.9	8.9	60.0	727
	February	607	3.50	5.44	113.9	116.7	69.1	8.2	60.5	731
	March	601	3.50	5.34	113.9	118.3	69.3	8.5	60.8	728
	April	621	3.70	5.69	114.2	118.5	68.5	8.7	60.3	720
	May	616	3.70	5.59	114.7	118.9	68.2	8.5	59.8	716
	June	604	3.50	5.39	114.6	118.2	68.5	8.7	60.2	712
	July	604	3.50	5.39	114.5	118.3	69.3	8.1	60.5	716
	August	604	3.50	5.39	114.8	118.5	68.8	8.5	60.3	722
	September	592	3.50	5.19	114.8	118.7	68.9	8.8	60.4	737
	October	598	3.50	5.29	114.9	119.0	69.5	8.9	61.0	744
	November	598	3.50	5.29	115.4	119.3	70.9	8.8	62.2	747
	December	598	3.50	5.29	115.7	118.7	71.8	9.1	63.1	742
2012	January	598	3.50	5.29	115.7	119.7	72.2	8.5	62.9	738
	February	595	3.20	5.24	116.0	120.4	72.2	8.1	62.7	741
	March	595	3.20	5.24	116.2	120.8	72.2	7.6	62.3	749
	April	607	3.20	5.44	116.2	121.3	71.9	8.1	62.4	757
	May	601	3.20	5.34	116.3	121.1	71.2	8.4	62.0	762
	June	595	3.20	5.24		120.6	70.1	8.2	60.8	768
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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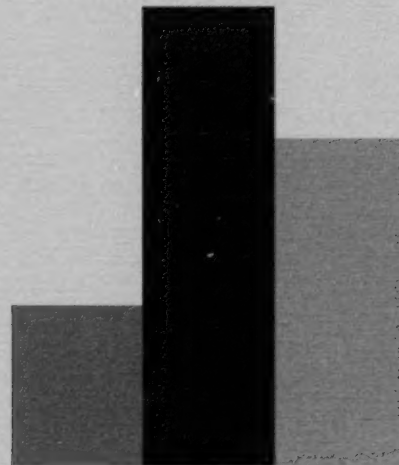
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